

UP Property  
Informational Meeting  
September 15, 2003



# UP Property



# Site Acquisition Process

1999:

- Redevelopment Agency Authorized Acquisition of UP Property

2000:

- Redevelopment Agency Takes Possession of UP Property



# Site Acquisition Process

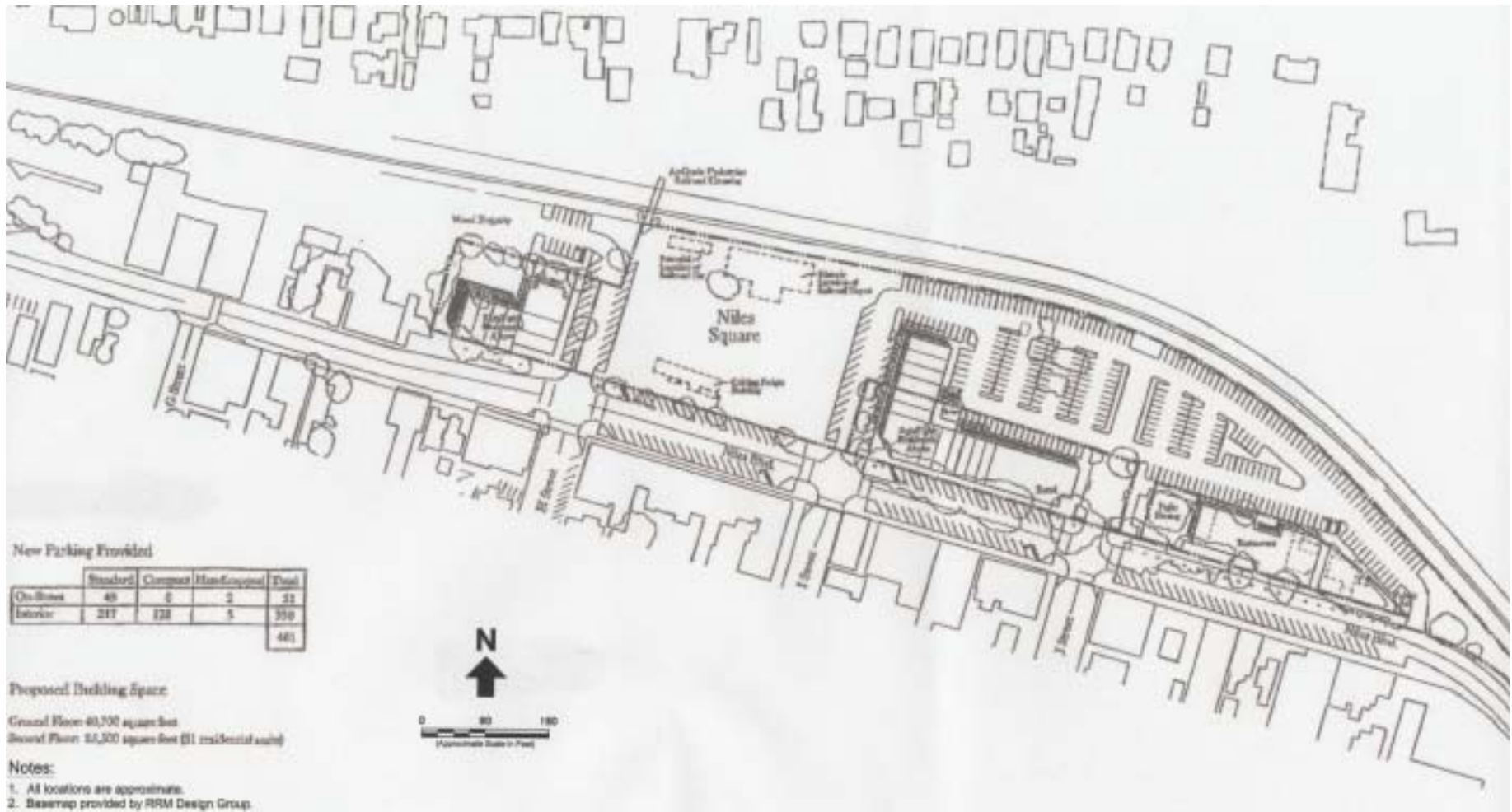
## **2000-2003:**

- Settlement Negotiations between Agency and UP
- Environmental Assessment of property
- Master planning of property

## **2003:**

- Coordination with California Department of Toxic Substances Control (DTSC) and Alameda County Water District (ACWD) to assess clean-up options





## Draft Master Plan



# Soil and Groundwater Investigation Results and Next Steps Regarding Clean-up of UP Property

- Historic uses and development of UP property
- Environmental investigations
- Risk calculations
- Clean-up
- Future process



# Historic Uses of UP Property

- In use since 1800's
- Passenger terminal
- Freight terminal
- Minor locomotive maintenance
- Fueling operations
- Maintenance activities



# Historic Uses

## *Railway Facilities and Activities*

- Terminal buildings
  - Freight building included chemical handling for agricultural and ceramics industries
- Maintenance sheds
- Underground storage tanks
- Chemical storage and handling
- Weed control





# Environmental Investigations

- 1990s: UP removed underground storage tanks and conducted soil and groundwater investigations
- 2000-2003: City consultants conducted four soil and groundwater investigations



# Environmental Investigations

## *UP Work on Underground Storage Tanks*

- Four tanks removed from UP property
- Evidence of leakage to soil at northern-most tank location
- Groundwater demonstrated no impacts over several years of monitoring



# Environmental Investigations

## *Redevelopment Agency Soil Sampling*

- Surface-level and deeper soils sampled
  - Composite samples
  - Individual borings
  - Trenching
- Laboratory analyses conducted for a wide range of contaminants



# Environmental Investigations

## *Results of Soil Investigations*

- Chemicals detected at concentrations above regulatory agency thresholds for concern:
  - Metals: *arsenic*, lead, cadmium
  - Total petroleum hydrocarbons (“TPH”): *motor oil/diesel*
  - Polycyclic aromatic hydrocarbons (PAHs”): *benzo(a)pyrene*, benzo(b)fluoranthene
  - Polychlorinated biphenyls (“PCBs”): *Aroclor 1260*



# Chemicals in Soil

Chemical	Threshold for Concern (mg/kg)	Range of Concentrations (mg/kg)
Arsenic	2.6 to 22	4 to 313
TPH as Motor Oil	500 to 2,500	<10 to 999
Benzo(a)pyrene	0.038 to 0.062	<0.0033 to 0.49
Aroclor 1260	0.74 to 1.00	<0.02 to 1.4



# Environmental Investigations

## *Result of Groundwater Investigations*

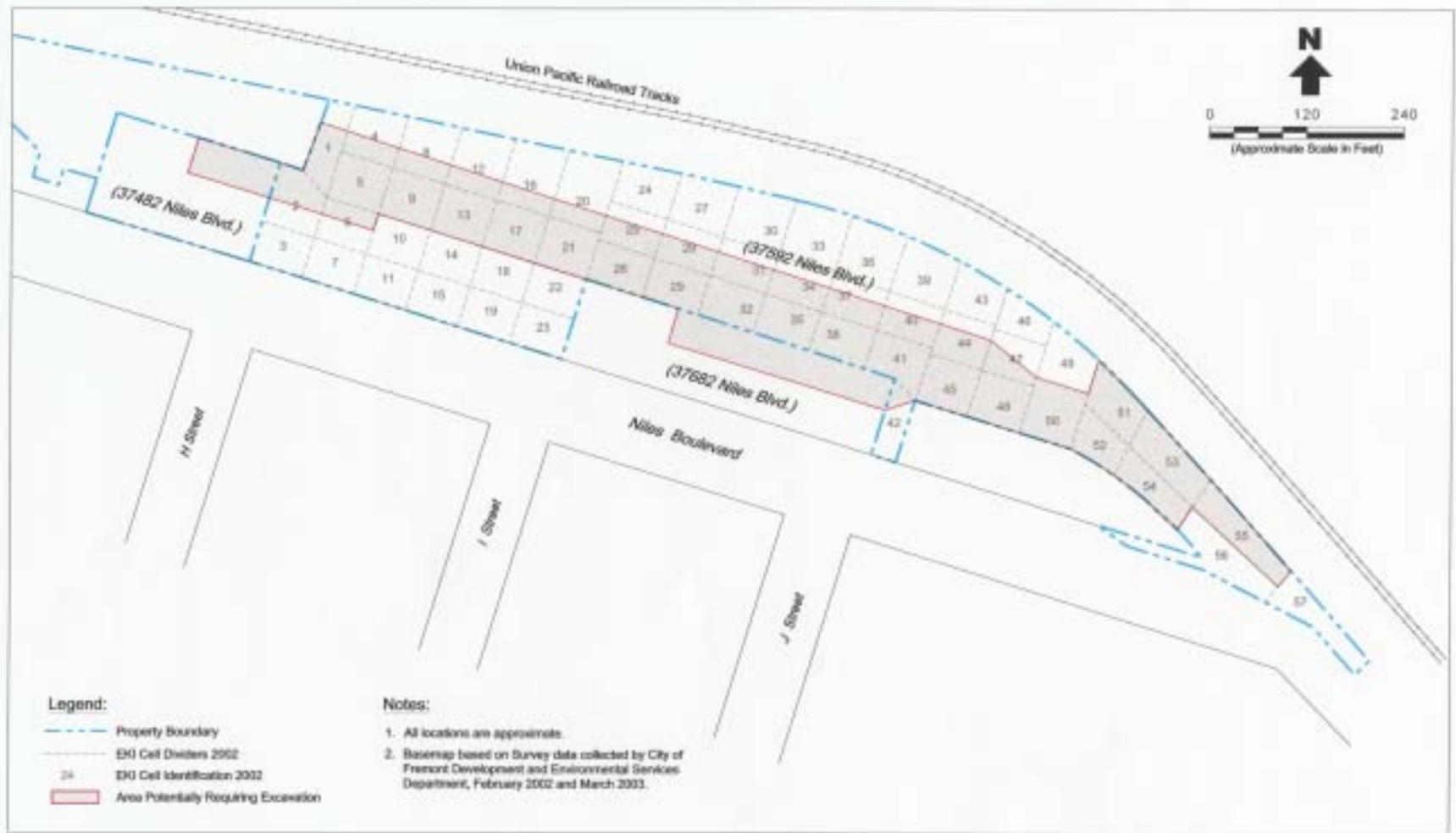
- No groundwater impacts:
  - One UP monitoring well adjacent to former underground storage tank location
  - Three additional Redevelopment Agency monitoring wells on property



# Risk Calculations

- Performed calculations for human health risk related to arsenic
- Two scenarios evaluated
  - Occasional use for event parking
  - 30 year residential/commercial adjacent use
- No excess health risk indicated





## Approximate Area of Soils Requiring Remediation





# Clean-up

## *Potential Clean-up Considerations*

- Clean-up options will be consistent with potential future use of UP property
- Feasibility and cost
- DTSC approval

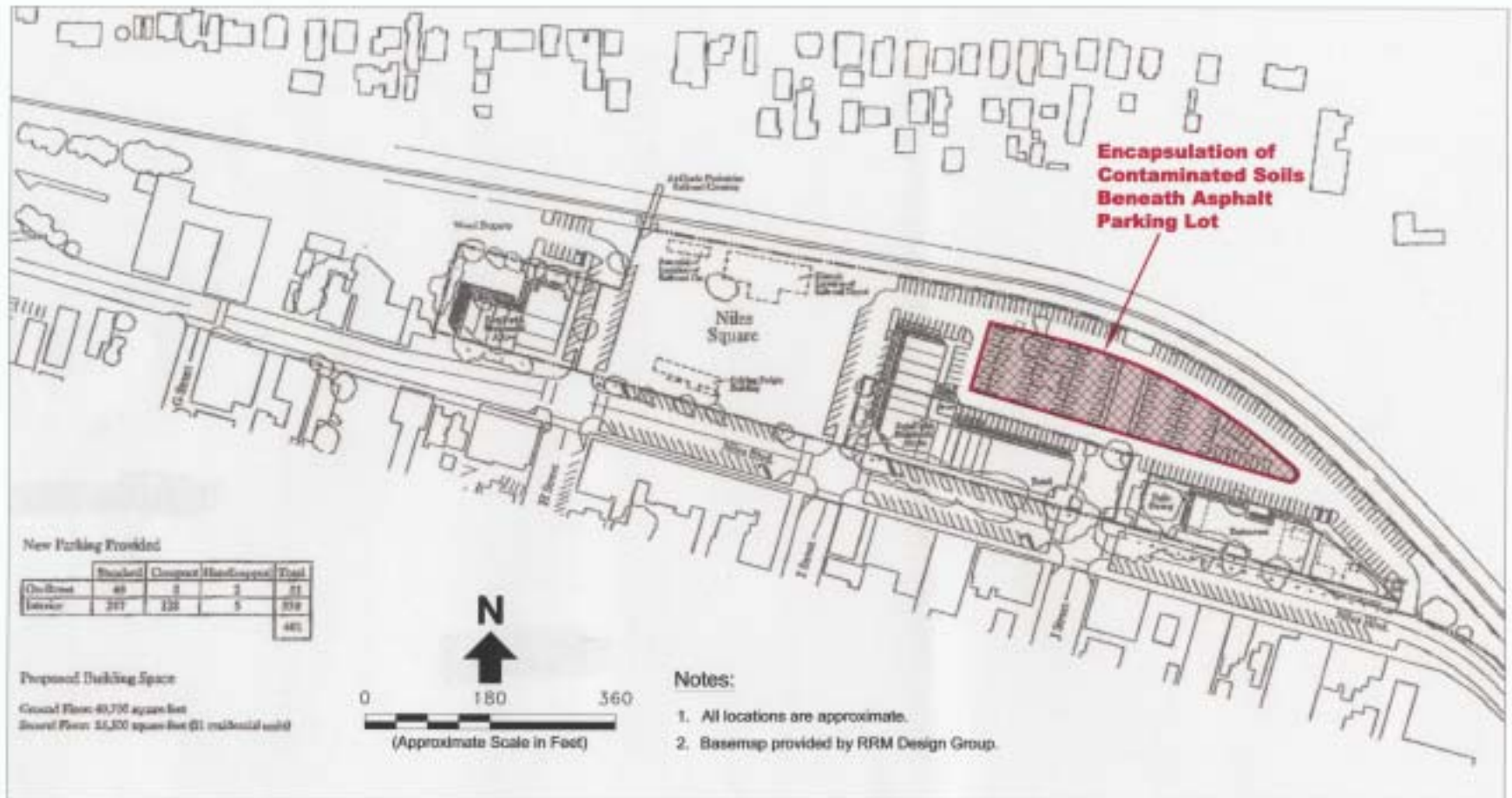


# Clean-up

## *Clean-up Options*

- Dig up and haul away
- Bury and cover (encapsulation)
- Limited removal and deed restriction





## Potential Encapsulation Option



# Clean-up *Planning Process*

- DTSC process and oversight
- Three components:
  - Investigations Summary
  - Feasibility Study
  - Clean-up Action Plan
- Additional public meetings



# Summary

- Historical UP Railway use
- Underground storage tanks closed by UP in early 1990's
- Arsenic, hydrocarbons and other chemicals of concern in shallow soils
- No groundwater impact
- Clean-up options being evaluated
- Development of clean-up plan anticipated to be completed in early-2004



# **Next Steps - UP Property Site Acquisition**

September 23, 2003:

Agency Board considers site  
acquisition and development of  
feasibility study for clean-up options



# **If Agency Board proceeds with UP property acquisition:**

- November/December 2003: Community workshop regarding clean-up options
- Agency Board work session to review clean-up options and costs
- Agency Board decision regarding clean-up options and phasing of property development



# **If Agency Board proceeds with UP Property acquisition:**

- Implementation of clean-up option
- Site ready for development of public elements of Master Plan (e.g. public plaza, parking)

